

Subject: RE: DRAFT materials for Property Owners Tour

From: Nick Griffin <NGriffin@downtownla.com>

Date: 11/02/2016 05:22 PM

To: Jessica Wethington Mclean <jessica.wethingtonmclean@lacity.org>

CC: Noah Strouse <noah@historiccore.bid>, "zac@dtlarealestate.com" <zac@dtlarealestate.com>, Rena Leddy <rena@fashiondistrict.org>, Donegan McCuaig <donegan@dtlarealestate.com>, Julia Marino <juliamarino.la@gmail.com>, Elan Shore <Eshore@downtownla.com>

Great additions. Thanks!

From: Jessica Wethington Mclean [mailto:jessica.wethingtonmclean@lacity.org]

Sent: Wednesday, November 02, 2016 4:47 PM

To: Nick Griffin <NGriffin@downtownla.com>

Cc: Noah Strouse <noah@historiccore.bid>; zac@dtlarealestate.com; Rena Leddy <rena@fashiondistrict.org>; Donegan McCuaig <donegan@dtlarealestate.com>; Julia Marino <juliamarino.la@gmail.com>; Elan Shore <Eshore@downtownla.com>

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ADDITIONAL RETAIL

• **Grand Central Market**, at 317 S. Broadway, is one of the oldest open-air markets in the country. GCM brings together the cuisines and cultures of LA. The market is rolling out phased renovations and upgrades. Recent additions include **Horse Thief BBQ**, **DTLA Cheese**, **Eggslut**, **Olio Wood Fired Pizzeria**, **Belcampo Meat**, **Sticky Rice Thai Street Food**, **Valerie Market**, **G&B Coffee** and **The Oyster Gourmet**. For all its options, and charm, the market was named as one of the best places to eat in America by Bon Appetit Magazine in 2014.

• NYC favorite **Two Boots Pizza** made its Broadway debut in a formerly vacant taco stand in Spring 2012.

- DTLA Bikes, **Kelly's**, **Om Nom Organic Grocery**, **Maccheroni Republic**

ADDITIONAL UPPER FLOOR USES

- Sensis Agency has just moved into the Wurlitzer Building, 818 S. Broadway
- **353 S. Broadway** and **529 S. Broadway** are both reactivated with creative office spaces in the upper floors and new storefront retail.
- Internet shoe seller **Rocket Dog** occupies upper floors of 900 S. Broadway
- blankspaces DTLA at 529 S. Broadway. They are on the top floor occupy around 8000 ft.

NOTABLE SALES

- Broadway Trade Center \$130M

<http://www.latimes.com/business/realstate/la-fi-broadway-trade-center-20140823-story.html>

- Palmer properties Broadway 9th to 11th
- Case Hotel
- 4th & Broadway - formerly the Shomoff project has sold to Chinese company



Jessica Wethington McLean

Executive Director, Bringing Back Broadway
Director, Downtown Economic Development
Producer / Festival Director, Night on Broadway

Office of City Councilmember JosÃ© Huizar
200 N. Spring Street #465, Los Angeles, CA 90012
Jessica.WethingtonMcLean@lacity.org | 213-473-7014

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On Wed, Nov 2, 2016 at 3:29 PM, Nick Griffin <NGriffin@downtownla.com> wrote:

Team,

Our handout for the tour next week is coming together and we'd like to get your feedback and assistance on a few items.

Most actionable - have a look at the list of notable office tenants below and get back to us with any additions you might have - we'd like to

show a more robust list but haven't found much from our usual sources.

We are pretty good on the other two lists: Recent retail tenants and Selected recent real estate transactions

Next, attached is a draft of the map. This is still a work in progress. We plan to use 5 different labels to identify the different buildings:

- Fully Activated
- Inactive Upper Floors
- Retail space only
- Under Construction
- Proposed

We think this fits with the needs of the tour, but we welcome any suggestions you may have.

Also on the map are also several properties identified to highlight, though as you can see, there is room for more. We will likely add Grand Central Market and the Broadway/Spring Arcade, but let us know if there are any others we should add.

Notable New Retail	Address	Year
Sparkle Factory	910 S. Broadway	2015
BNKR	901 S. Broadway	2016
Acne Studios	855 S Broadway	2013
Tanner Goods	850 S. Broadway	2014
Aesop	850 S. Broadway	2014
MYKITA	847 S. Broadway	2016
Urban Outfitters	810 S. Broadway	2013
Sheikh Shoes	745 S. Broadway	2015
GAP Outlet	741 S. Broadway	2014
Ross Dress for Less	719 S. Broadway	2013
Burlington	659 S. Broadway	2015
Cliftons Cafeteria	648 S. Broadway	2015
Walgreens	460 S. Broadway	2014
Planet Fitness	437 S. Broadway	2016
AT&T	425 S. Broadway	2016

Notable Office Tenants	Address
Soylent	207 S. Broadway
Blankspaces	529 S. Broadway
The dFm	910 S. Broadway

Notable Recent Property Sales

Building Address	Building Name	Last Sale Date	Last Sale Price	Owner Name	Rentable Building Area
1060 S Broadway	The Hoxton Hotel	12/28/2015	\$29,950,000	New 1060 South Broadway LLC	83,600
1023-1031 S Broadway	ANJAC Fashion Bldg	4/25/2016	\$50,000,000	Onni Group	240,678
939 S Broadway	ANJAC Fashion Bldg	5/2/2013	\$30,000,000	Bednar Construction	155,000
927-933 S Broadway	ACE Hotel	5/5/2015	\$103,000,000	Chesapeake Lodging Trust	93,783
737 S Broadway	GAP Outlet	8/29/2013	\$4,500,000	Agron, Inc,	68,640
731 S Broadway		3/12/2014	\$2,500,000	John S. Lee	23,061
725 S Broadway	Ross	6/12/2014	\$12,547,500	Elite Lighting Corp	76,072
722-728 S Broadway		6/1/2016	\$14,500,000	Satila Holding	81,246
627-633 S Broadway		3/3/2015	\$6,300,000	Delson Investment Company	56,096
600-610 S Broadway	Broadway Jewelry Plaza	10/7/2013	\$24,000,000	Delson Investment	226,403
537 S Broadway	King's Arch Project	11/4/2014	\$7,350,000	King's Arch	49,501
533 Broadway		7/2/2014	\$1,330,000	533 S Broadway Llc	11,475
529 S Broadway	Broadway Arts Tower	7/25/2012	\$3,100,000	Paul Su	38,400

510-514 S Broadway		4/23/2015	\$7,075,000	5ten Broadway LLC	36,975
440 S Broadway	Broadway Mall	3/24/2014	\$6,250,000	Bridge Real Estate	38,000
431 S Broadway		7/5/2013	\$3,000,000	Fraydoon Bral	26,628
425 S Broadway	DTLA Bikes/AT&T	7/5/2013		Toup LLC	25,795
140 S Broadway	LA Times Properties	9/27/2016	\$105,000,000	Onni Group	234,509

Elan Shore
Associate Director, Research & Special Projects



Downtown Center Business Improvement District
626 Wilshire Blvd., Suite 200 | Los Angeles, CA 90017
Call: [213-416-7518](tel:213-416-7518) | Fax: [213-624-0858](tel:213-624-0858)
Web: DowntownLA.com



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